

Tree Preservation Plan Requirements

It is suggested that all projects with existing trees should be reviewed with the Urban Forester prior to site design to determine the extent of tree preservation required. The tree preservation plan can be combined with the proposed project's grading plan, but the plan must be titled Grading Plan/Tree Preservation Plan.

Step 1: Identification of Existing Canopy

- _____ Show the location and determine the square footage of all existing trees on the proposed project's site.
- _____ The exact location, species, trunk diameter, health, and canopy spread of any significant trees must be identified and shown on the plan. A "significant" tree is a tree with a trunk diameter of 24 inches or more for large growing species (i.e. sycamore), 18" or more for slow growing or medium sized species, and 8 inches or more for small growing species (i.e. Redbud). To determine the canopy spread of individual trees, measure the diameter of the canopy and figure the area.
- _____ If no "significant" trees exist on the site, a statement confirming this fact must be included on the plan. Groups of existing trees that do not qualify as "significant" may be identified by their canopy edge, and a square footage of the area's canopy can then be calculated. The predominant species, average size, and health of the trees within the grouping shall be indicated.

Step 2: Percentage of Preserved Tree Canopy

- _____ Designate on the plan the location and square footage of **preserved tree canopy**. To determine the canopy area of existing tree cover, use the following formula:

$$\frac{ET}{S} = \text{Canopy \%}$$

ET = Total canopy of existing trees in square feet
S = Total square footage of site

REMINDER: Preservation areas must be areas that can remain entirely undisturbed at all stages of construction. If you cannot design the project to meet the minimum canopy requirement, STEP 5 describes the tree mitigation/off-site alternatives option. This option must be pre-approved by the Urban Forester.

Step 3: Tree Canopy Table

- _____ In a table format, label the total percent of:
 - A) Existing Canopy
 - B) Total Canopy to be Preserved
 - C) Total Canopy to be Removed
 - D) Mitigation Canopy if approved

Note: Canopy is to be calculated as a percentage of the total acreage of the entire property.

Step 4: Preservation Method Specifications

- _____ Show a distinctive graphic line for the barrier fencing, along the dripline* or ten feet from the trunk (whichever is greater), around all tree preservation areas.
*The dripline is an imaginary vertical line that extends downward from the outermost tips of the tree branches to the ground.
- _____ Include a specification drawing to show the method and materials used for preservation fencing. See the page # () for examples.
- _____ Show the location of all existing and proposed utilities, and all areas affected by grading and drainage. **REMINDER:** Utility easements shall not be counted as areas for tree preservation.
- _____ Identify on-site areas for the delivery and storage of construction materials, on-site parking, cement truck wash-out, and soil stockpiles.
- _____ If root pruning, mulching, aeration, or other procedures are required, please indicate on plans.

Step 5: Drainage, Grading, and Subsequent Construction Plans

- _____ Be sure the project's final drainage & grading plan, submitted for approval to the City Engineer, is coordinated with your tree preservation plan. Cut or fill within tree preservation areas is not permitted and the drainage & grading permit for the proposed project will not be issued unless it is in accordance with the tree preservation plan.

Step 6: On-Site Mitigation or Off-Site Alternatives

- _____ Indicate on the Tree Canopy Table the amount of canopy in square feet that falls short of the preservation requirement
- _____ Number of trees required for forestation based on the preservation priority of the canopy removed and the base density of forestation trees
See guidelines in the Manual
- _____ Number of trees, the size and species, and the location of all on-site mitigation trees
- _____ Dollar amount to be contributed to the tree fund if utilized for Off-Site Alternatives
- _____ Complete Mitigation Form

Step 7: Maintenance of Tree Preservation Areas During Construction

- _____ Prior to starting construction of the project, you are required to construct protection barriers as specified on the tree preservation plan, around all tree preservation areas.
- _____ If applicable, root pruning, trimming, or other preservation activities will be required prior to any disturbance to the site unless expressly allowed by the Urban Forester.
- _____ In order for the project to remain in compliance with the Tree Ordinance, and to avoid potential fines or stop work orders, you must maintain the protection of all trees designated "preserved" on the approved tree preservation plan.
- _____ Preserved trees and tree preservation areas are to be indicated on the utility plans and grading plans to alert contractors of areas that require preservation.

Step 8: Final Plat Approval/Certification of Occupancy

- _____ Compliance with the Tree Ordinance during construction must be maintained and verified by the Urban Forester during periodic site inspections,
- _____ If applicable, any remedial tree preservation activity, required by the Urban Forester, must be completed before the acceptance of the final plat or Certificate of

Occupancy.

_____ If utilizing the Nonresidential Subdivisions Infrastructure only option, a Tree Preservation Easement must be clearly depicted on an Easement Plat for Large Scale Developments and on the Final Plat for non-residential subdivisions. The document must meet the following guidelines:

Tree Preservation Easement Areas: §167.04 (F)(2)(a)

- § The tree preservation area must be shown on the plat as it relates to the subject property and must be dimensioned or described by metes and bounds for input into the city GIS system.
- § The Tree Preservation Area must be clearly marked on the Easement Plat or Final Plat and include the following language:
- § Areas proposed as Tree Preservation Easements must not include any utility easements, right of way, or structures.

Tree Preservation Area

The Tree Preservation Areas as indicated on this easement plat constitute a covenant running with the title of the subject property and is denoted for the property owners and their future successors, assignees or transferees to preserve, protect and maintain existing tree canopy. No tree removal or land disturbance as defined within the City of Fayetteville Unified Development Code may occur within the Tree Preservation Area unless approved by the City of Fayetteville. Persons seeking removal of such Tree Preservation Areas, or requesting to modify the property in such a way as to effect the canopy within, must seek approval from the City Council through a request made by the Urban Forester of the City of Fayetteville

Approved by _____ Date
City of Fayetteville Urban Forester